

152.0

0007

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

782,500 / 782,500

782,500 / 782,500

782,500 / 782,500

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 31 | | HAWTHORNE AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------------|--|
| Owner 1: MOISAND JEROME P & EDITH | |
| Owner 2: | |
| Owner 3: | |

Street 1: 31 HAWTHORNE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

| | |
|-----------------------------|--|
| Owner 1: MOISAND JEROME P - | |
| Owner 2: - | |

Street 1: 31 HAWTHORNE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,081 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6081 | | Sq. Ft. | Site | | 0 | 80. | 0.99 | 9 | | | | | | | | | 481,946 | | | | | | 481,900 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 100946 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 05/16/18 |

APPRAISED:

782,500 / 782,500

USE VALUE:

782,500 / 782,500

ASSESSED:

782,500 / 782,500

**USER DEFINED**

| | |
|--------------------|-------------------|
| Prior Id # 1: | 100946 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | 12/11/20 02:03:37 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT Date Time | |
| LAST REV Date Time | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 300,800 | 0 | 6,081. | 481,900 | 782,700 | 782,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 235,800 | 0 | 6,081. | 451,800 | 687,600 | 687,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 252,000 | 0 | 6,081. | 373,500 | 625,500 | 625,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 252,000 | 0 | 6,081. | 343,400 | 595,400 | 595,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 252,000 | 0 | 6,081. | 313,300 | 565,300 | 565,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 238,400 | 0 | 6,081. | 307,200 | 545,600 | 545,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 238,400 | 0 | 6,081. | 285,600 | 524,000 | 524,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 238,400 | 0 | 6,081. | 271,700 | 510,100 | 510,100 | | 12/13/2012 |

Parcel ID

152.0-0007-0009.0

!11933!

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| MOISAND JEROME | 58724-500 | | 3/21/2012 | Convenience | | 1 | No | No | |
| WIGHT STEPHEN P | 29031-179 | | 8/28/1998 | | 331,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 3/23/1995 | 189 | | 38,000 | | | | | REBUILD PORCH + |
| 8/23/1994 | 475 | | 40,000 | | | | | ADD TO 2ND FLOOR |
| 9/22/1992 | 462 | Manual | 2,000 | | | | | ROOFING |
| 7/15/1992 | 308 | | 3,500 | | | | | ADD 16X24 DECK |
| 6/5/1992 | 222 | | 25,000 | | | | | 12X16 ADD - R/KITC |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/16/2018 | Inspected | BS | Barbara S |
| 5/11/2018 | MEAS&NOTICE | BS | Barbara S |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/22/1999 | Meas/Inspect | 270 | PATRIOT |
| 10/19/1995 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-----------------------|---------------------------|---------------------------|-----------------------|-------------------------|----------------------|-----------------------|-------------------------------------|-------------------------|--------------------------|--|-----------------|---------|------------|------------|--------------|---|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 6 - Colonial | Sty Ht: 2A - 2 Sty +Attic | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Good | A Bath: | Rating: | OF=BMT SINK. | | | | 17 | WDK | 7 | | | | | | | |
| Foundation: 1 - Concrete | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: 4 - Vinyl | 3/4 Bath: | Rating: | A 3QBth: | Rating: | 1/2 Bath: 2 | Rating: Average | A HBth: | Rating: | OthrFix: 1 | Rating: Average | WDK18 | 3 | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: WHITE | View / Desir: | Kits: 1 | Rating: Good | A Kits: | Rating: | Fpl: 1 | Rating: Average | WSFlue: | Rating: | 1st Res Grid Desc: Line 1 | # Units: 1 | EFP | 5 | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | Level | FY LR DR D K FR RR BR FB HB L O | Other | 12 | SFL | 8 | | | | | | | | |
| Grade: C - Average | Year Blt: 1930 | Eff Yr Blt: | Alt LUC: | A Kits: | Rating: | Upper | 1 | EFP | 9 | Upper | 13 | FFL | 12 | | | | | | | | |
| Jurisdct: | Fact: . | Const Mod: | Lump Sum Adj: | Fpl: 1 | Rating: Average | Lvl 2 | 2 | 10 | 15 | Lvl 1 | 1 | BMT | 25 | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | Lower | Totals RMS: 7 BRs: 4 Baths: 1 HB: 2 | RESIDENTIAL GRID | | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: | Partition: T - Typical | Phys Cond: AV - Average | 31. % | REMODELING | | | | 1 | SFL | 7 | | | | | | | | | |
| Prim Floors: 4 - Carpet | Sec Floors: 4 - Carpet | Total: 50 % | Functional: | % | Location: | Total Units: | RES BREAKDOWN | | | | 2 | FFL | 2 | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | Subfloor: | | Economic: | % | Floor: | | Exterior: | No Unit | RMS | BRS | FL | BMT | 25 | | | | | | | | |
| Bsmnt Gar: | Electric: 3 - Typical | | Special: | % | Name: | | Interior: | 1 | 7 | 4 | M | 1 | 1 | | | | | | | | |
| Insulation: 2 - Typical | Int vs Ext: S | | Override: | % | DEPRECIATION | | | | CALC SUMMARY | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | Heat Type: 5 - Steam | | Total: 31 % | Basic \$ / SQ: 125.00 | Size Adj.: 1.19916320 | Const Adj.: 0.98010004 | Adj \$ / SQ: 146.912 | Other Features: 95000 | Grade Factor: 1.00 | NBHD Inf: 1.00000000 | NBHD Mod: 1.00 | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: | Solar HW: NO | Adj Total: 435640 | Juris. Factor: | Before Depr: | 146.91 | Final Total: 300600 | Val/Su Net: 94.56 | Val/Su SzAd: 157.22 | Net Sketched Area: 3,179 | Total: 340,640 | | | | | | | | | |
| % Com Wall | % Sprinkled: | | Depreciated Total: 300591 | Depreciation: 135048 | Special Features: 0 | | | | | | Size Ad: 1912 | Gross Are: 3179 | FinArea: 2320 | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 152.0-0007-0009.0 | | | | IMAGE | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | AssessPro Patriot Properties, Inc | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |  | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | | | | |